

ZB# 87-30

**James Rinaldi /
Ann Shepard**

59-4-2

#87-30 - ~~Ramello, Joseph~~ - Temporary Co. - Sec. 48-33(D)
Rinaldi, James / Shepherd, Ann.

Return:
May 11, 1987.

Ann Shepherd
James Rinaldi

Notice to
Sentinel - delivered
by Brenda Gueko-
on 6/9/87.

Public Hearing:
June 22, 1987.

Area
Variance
Granted
6/22/87

General Receipt

9009

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

Received of

James Rinaldi
Elias Plevas June 10 19 87 \$ ~~25.00~~*Twenty Five and 00/100* DOLLARS

For

3 B A Application Fee 87-30

DISTRIBUTION:

FUND	CODE	AMOUNT
<i>Check #25.00</i>		
<i>#2057</i>		

By

*Pauline G. Towne**Town Clerk*

Title

Williamson Law Book Co., Rochester, N. Y. 14609

NEW WINDSOR ZONING BOARD OF APPEALS

-----x

In the Matter of the Application of

JAMES RINALDI,

#87-30.

DECISION GRANTING
AREA VARIANCE

-----x

WHEREAS, JAMES RINALDI, 12 Scotchtown Avenue, Goshen, New York, 10924, has made application before the Zoning Board of Appeals for an area variance for purposes of subdividing a lot which has insufficient area located on west side of Valley View and Lakeview Road in an R-4 zone; and

WHEREAS, a public hearing was held on the 22nd day of June, 1987 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the applicant appeared with William B. Hildreth, L. S.; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that applicant is seeking permission to subdivide a lot which contains two residences thereon.

3. The evidence presented by the applicant substantiated the fact that the proposal would not be detrimental to the neighboring properties.

WHEREAS, the Zoning Board of Appeals makes the following findings of law in this matter:

1. The evidence shows that the applicants will encounter practical difficulty if the variance requested is not granted due to the fact that applicant cannot obtain additional property to make the lot conform to bulk regulations.

2. The requested variance will not result in substantial detriment to adjoining properties or change the character of the neighborhood which is residential in nature.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a 5,463 s.f. lot area variance for purposes of subdividing a lot which contains two residences thereon in accordance with plans submitted at public hearing.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: July 13, 1987.


Chairman

Prelim.
May 11, 1987.

TOWN OF NEW WINDSOR
ORANGE COUNTY, N. Y.
OFFICE OF ZONING - BUILDING INSPECTOR

447

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. Rinaldi, James - owner Date 5/4, 1987
To JOSEPH PARRINELLO
REP. ANN SHEPARD 1-800-631-8592

PLEASE TAKE NOTICE that your application dated 5/4/, 1987
for ~~permit~~ CERTIFICATE OF OCCUPANCY
at the premises located at VALLEY VIEW DR B.D.L.

No: Have!
R-4 - water/sewer

is returned herewith and disapproved on the following grounds:

THERE ARE TWO DWELLING ON ONE
LOT. THEY ARE GOING FOR A SUBDIVISION
BUT NEED A ~~PERMIT~~ TEMPORARY C-D
SEC 48-33 (D)

Mikael Bakach
Building Inspector

(see attached
48-33(D))

Requirements	Proposed or Available	Variance Request
Min. Lot Area <u>21,780 sf</u>	<u>16,317 sf</u>	<u>5,463 sf</u>
Min. Lot Width		

OFFICE OF ZONING - BUILDING INSPECTOR

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BUT NEED A TEMPORARY C-O
SEC 48-33 (D)

Mikael Belach
 Building Inspector

(see attached
 48-33(D))

Requirements	Proposed or Available	Variance Request
Min. Lot Area <u>21,280 s.f.</u>	<u>16,317 s.f.</u>	<u>5,463 s.f.</u>
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd. <u>1</u>	<u>1</u>	<u>1</u>
Reqd. Rear Yd.		
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage* <u>%</u>	<u>%</u>	<u>%</u>
Floor Area Ratio**		

* Residential Districts only
 ** Non-residential districts only

with, said residential district nor conflict with the normal traffic of the neighborhood.

- [2] The location and height of buildings, the location, nature and height of walls and fences and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings.
- (2) In issuing a special permit, the Board may require any walls, fences or landscaping which it deems necessary to protect the value of adjacent properties or to prevent any hindering of the appropriate development of adjacent land.
- (3) Each application for a special permit shall be accompanied by a proposed plan showing the size and location of the lot and the location of all buildings and proposed facilities, including access drives, parking areas and all streets within two hundred (200) feet of the lot.
- (4) Any use for which a special permit may be granted shall be deemed to be a conforming use in the district in which such use is located, provided that such permit shall affect only the lot or portion thereof for which such permit shall have been granted.
- (5) The Board of Appeals may require that special permits be periodically renewed. Such renewal shall be granted following due public notice and hearing and may be withheld only upon a determination by the Board to the effect that such conditions as may have been prescribed by the Board in conjunction with the issuance of the original permit have not been or are no longer being complied with.

D. Temporary certificate of occupancy.

- (1) To authorize, upon denial by the Zoning Inspector of a certificate of occupancy, the issuance of a temporary

certificate of occupancy by the Zoning Inspector for a period not to exceed ninety (90) days, for the completion of any alterations that are required under the provision of any law or ordinance or for the completion of a part of an uncompleted building, provided that the Board finds that:

- (a) The denial of a certificate of occupancy prior to completion of said alterations or of the building would cause unnecessary hardship.
 - (b) The safety of the occupants of the building and of adjacent buildings and land would be adequately assured under such terms and conditions as said Board may prescribe.
- (2) Such temporary certificate shall not be construed as in any way altering the respective rights, duties or obligations of the owner or of the town respective to the use or occupancy of the land or building, or any other matter covered by this local law.

§ 48-34. Procedures.

The powers and duties of the Board of Appeals shall be exercised in accordance with the following procedures:

- A. The Board of Appeals shall not decide upon any appeal for a variance, special permit or interpretation of this local law without first holding a public hearing, notice of which hearing and of the substance of the appeal or application shall be given by publication in the official newspaper of the town at least ten (10) days before the date of such hearing. In addition to such published notice, the Board of Appeals shall cause such notice to be mailed at least ten (10) days before the hearing to all owners of property which lie within five hundred (500) feet of any lot line of the property for which relief is sought and to such other owners as the Board of Appeals may deem advisable. Such notice shall be sent by registered or certified mail, return receipt requested, and the Board may inspect such receipt to assure proper notification, provided that due notice shall



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

file

June 23, 1987

Mr. James Rinaldi
12 Scotchtown Avenue
Goshen, N. Y. 10924

RE: APPLICATION FOR AREA VARIANCE
#87-30

Dear Mr. Rinaldi:

This is to confirm that the Zoning Board of Appeals made a decision to grant the above application for a variance at the June 22, 1987 meeting.

Formal decision will be drafted at a later date and forwarded to you by return mail.

Very truly yours,

Patricia A. Barnhart

PATRICIA A. BARNHART
Secretary

/pab

cc: Town Planning Board
Town Building Inspector Babcock

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

87-30

Date: 9 Jun 87

I. Applicant Information:

- (a) James V. Binadi, 12 Scotchtown Ave., Goshen, N.Y. 10924
(Name, address and phone of Applicant) (Owner)
(b) Tel (914) 294-6909
(Name, address and phone of purchaser or lessee)
(c) _____
(Name, address and phone of attorney)
(d) _____
(Name, address and phone of broker)

II. Application type:

- ☐ Use Variance ☐ Sign Variance
☒ Area Variance ☐ Special Permit

III. Property Information:

- (a) R-4 West side Valley View @ Lakeview Rd. 59/4/2 Total
(Zone) (Address) (S/B/L) (Lot size)
(b) What other zones lie within 500 ft.? None
(c) Is a pending sale or lease subject to ZBA approval of this application? Yes
(d) When was property purchased by present owner? 2 Feb. 1987
(e) Has property been subdivided previously? When?
(f) Has property been subject of variance or special permit previously? No When? _____
(g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? _____
(h) Is there any outside storage at the property now or is any proposed? Describe in detail: No

IV. Use Variance: N/A.

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow:
(Describe proposal) _____

- (b) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

V. ✓ Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Bulk Regs., Col. _____.

Requirements	Proposed or Available	Variance Request
Min. Lot Area <u>21,780 SF</u>	<u>16,317 SF</u>	<u>5463</u>
Min. Lot Width <u>100'</u>	<u>109'±</u>	<u>0</u>
Reqd. Front Yd. <u>35'</u>	<u>32'</u>	<u>3'</u>
Reqd. Side Yd. <u>15'35"</u>	<u>28.5'60.5"</u>	<u>0/0</u>
Reqd. Rear Yd. <u>40'</u>	<u>56.9</u>	<u>0</u>
Reqd. Street Frontage* <u>60'</u>	<u>98.35'</u>	<u>0</u>
Max. Bldg. Hgt. <u>35'</u>	<u>24'±</u>	<u>0</u>
Min. Floor Area* <u>1,000 SF</u>	<u>3300±</u>	<u>0</u>
Dev. Coverage* <u>20 %</u>	<u>10 %</u>	<u>0%</u>
Floor Area Ratio**		

* Residential Districts only

** Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

House on Lot 1 was constructed when Property was in three (3) separate parcels; Building Permit was issued many years ago; Present Zoning permits only one Residence per lot, requiring a Subdivision.

VI. Sign Variance: N/A

- (a) Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

	Requirements	Proposed or Available	Variance Request
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. Special Permit: N/A

- (a) Special Permit requested under New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.
- (b) Describe in detail the use and structures proposed for the special permit.

VIII. ✓ Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

An existing, single-family home exists on
each proposed lot.

IX. ✓ Attachments required:

- ____ Copy of letter of referral from Bldg./Zoning Inspector.
- 1 Copy of tax map showing adjacent properties.
- ____ Copy of contract of sale, lease or franchise agreement.
- 5 Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- ____ Copy(ies) of sign(s) with dimensions.
- ✓ Check in the amount of \$ 25.00 payable to TOWN OF NEW WINDSOR.
- ____ Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date 9 June 1987

STATE OF NEW YORK)
COUNTY OF ORANGE) SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

ELIAS D. GREVAS

[Signature]
Agent for (Applicant)

Sworn to before me this

9th day of June, 1987.

Ruth J. Eaton
RUTH J. EATON
Notary Public, State of New York
Qualified in Orange County
Commission Expires March 30, 1988
Reg. No. 4673512

XI. ZBA Action:

(a) Public Hearing date _____.

(b) Variance is _____.

Special Permit is _____.

(c) Conditions and safeguards: _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.

DATE: 6/22/87

Application # 87-30

PUBLIC HEARING - Rinaldi, James. (Applicant)

NAME:

ADDRESS:

Geo. Wilhelmmer

Hillcrest Dr. no 4 n

Van Walle

Windsor Rd

Edwin J. Shepard

New Windsor, N.Y.

Margaret G. Gullbert

Buckwood Ln N.Y.

George Gullbert

Buckwood Farm NW

Eugene J. Racette

6 Jackson View Terr Highland
New Windsor, N.Y. 7a lot.

A.J. Sawicki Shepard

**PUBLIC NOTICE OF
HEARING BEFORE
ZONING BOARD OF
APPEALS**

TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of New Windsor New York will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following proposition.

Appeal No. 30

Request of JAMES V. RINALDI for a VARIANCE of the regulations of the Zoning Local Law to permit SUBDIVISION OF A LOT HAVING LESS THAN THE REQUIRED

160. Whelhammer

Don Waldo

Edin I Shepard

Mary Jo Gumbert

Georg Gumbert

Eugene I Racette

A. J. Sawicki Shepard

Hillcrest Dr. no 4

Windsor Rd

New Windsor, N.Y.

Buchwood Ln NY

Buchwood Jan NW

6 Jackson View Terr Highland Falls, N.Y.

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Appeal No. 30

Request of JAMES V. RINALDI for a VARIANCE of the regulations of the Zoning Local Law to permit SUBDIVISION OF A LOT HAVING LESS THAN THE REQUIRED AREA, being a VARIANCE of Section 48-12 Bulk Requirements Col. C for property situated as follows: WEST SIDE VALLEY VIEW DRIVE, AT LAKEVIEW ROAD, NEW WINDSOR, N.Y. KNOWN AND DESIGNATED

AS NEW WINDSOR TAX MAP SEC. 59 BLOCK 4, LOT 2. SAID HEARING will take place on the 22nd day of June, 1987 at the New Windsor Town Hall, 555 Union Avenue, New Windsor N.Y. beginning at 7:30 o'clock P.M.

Jack Babcock
Chairman

by: Patricia A. Barnhart
Secretary



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK



June 2, 1987

Elias D. Grevas
33 Quassaick Ave.
New Windsor, NY 12550

Re: 59-4-2 Rinaldi -- Variance List

Dear Mr. Grevas:

According to our records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$65.00, minus your deposit of \$25.00. Please remit same to the Town Clerk, Town of New Windsor, NY.

Very truly yours,

A handwritten signature in cursive script that reads 'Christian E. Jahrling'.

CHRISTIAN E. JAHRLING, IAO
SOLE ASSESSOR

CEJ/cp
Attachments

DeZago, Richard & Karen
RD 4 Valley Dr.
Salisbury Mills, NY 12577

Lunn, George G. & Paula
RD 1, Box 136
Salisbury Mills, NY 12577

Madden, James A. Jr. & Marguerte O.
RD 4, Windsor Terrace
Salisbury Mills, NY 12577

O'Brien, Timothy & Mary J.
Apt. 2614
111 Briney Ave.
Pompano Beach, Fla. 33062

Haight, Robert R.
PO Box 27
Salisbury Mills, NY 12577

Goodrich, Paul & Donna M.
RD 1, Box 138A
Salisbury Mills, NY 12577

Weider, Arthur
552 Laguardia Place
Ne York, NY 10012

Remba, Frances H.
Windsor Terrace
Salisbury Mills, NY 12577

Sutton, Frances E. & Marianne
RD 4 Windsor Terrace
Salisbury Mills, NY 12577

Windsor Hills Association Inc.
PO Box 144
Salisbury Mills, NY 12577

Best, Hermina & Charles
RD 1 Winston Terrace
Salisbury Mills, NY 12577

Hicks & Dunnigan Contracting Corp.
PO Box 352
Congers, NY 10920

Collins, William & Maragret
16 Valley Drive
Salisbury Mills, NY 12577

Willson, Robert & Joanne
RD 1, Box 161
Valley View Dr.
Salisbury Mills, NY 12577

Blauth, George D. Sr.
RD 4 Windsor Terrace
Salisbury Mills, NY 12577

Delgado, Stephen & Bertha
RD 1, Box 142 Valley Dr.
Salisbury Mills, NY 12577

LaFrazza, Joseph & Barbara
RD 4 Valley Dr.
Salisbury Mills, NY 12577

Gisselbrecht, George L. Jr. & Mary Jane
RD 1
Salisbury Mills, NY 12577

Gallagher, John R. & Maragret
PO Box 52
Salisbury Mills, NY 12577

Mullholland, Harry G. & Eva M.
RD 1, Box 158
Salisbury Mills, NY 12577

McMullan, Keith S. & Jenifer M.
Birchwood Lane
Ne Windsor, NY 12550

Melone, Mark J.
RD 1 Birchwood Dr.
Salisbury Mills, NY 12577

Araneo, Vincent A.
RD 1 Ridgeview Rd.
Salisbury Mills, NY 12577

Travers, Mark & M.
Ridgeview Rd. RD 1
Salisbury Mills, NY 12577

Meehan, James F. & Suzanne
RD 1, Ridgeview Road
Salisbury Mills, NY 12577

D'Jovin, Robert & Bonnie
RD 1, Ridgeview Rd.
Salisbury Mills, NY 12577

Halinan, Michael J. & Mary Alice
RD 1 Ridgeview Road
Salisbury Mills, NY 12577

Bauer, Gregory L. & Marilyn L.
134C Valley Dr.
Salisbury Mills, NY 12577

Olsen, Jerry & Linda
RD 1, Valley View Road
Salisbury Mills, NY 12577

Racette, Eugene L. & Florence P.
6 Hudson View Terrace
Highland Falls, NY 10920

Toole, Vera M. & Charles F.
RD 1 Lakeview Rd.
Salisbury Mills, NY 12577

Bucklan, Charles F.
PO Box 477
Hobe Sound, Florida 33455

Feuerbach, William F. & Diane S.
Box 148
Finley Dr.
Salisbury Mills, NY 12577

Thornton, Philip E. & Melanie
Box 147 Finley Dr.
Salisbury Mills,

Flanagan, Lillian M.
RD 1 Finley Dr,
Salisbury Mills, NY 12577

Aliotta, Philip & JoAnn M.
RD 1 Finley Dr.
Salisbury Mills, NY 12577

Kelly, Maureen
RD 1, Box 151 Birchwood Lane
Salisbury Mills, 12577

Wray, Andrew & Catherine
RD 1 Birchwood Lane
Salisbury Mills, NY 12577

Reilly, Dalton & Ann Marie
17 Keeler Place
Ridgefield 06877

Sassos, Michael P. & Paul &
Sassos, Anastasia
Ann Marie Dr.
Salisbury Mills, NY 12577

Venditto, Peter George
Ann Marie Dr.
Salisbury Mills, NY 12577

Pinho, Goncalo A. & Esmeralda
2 Birchwood Lane
Salisbury Mills, NY 12577

Nieman, William & Ann Marie
RD 4, Birchwood Lane
Salisbury Mills, NY 12577

Blooming Grove Operating Co. Inc.
PO Box 188
Washingtonville, NY 10992

Barbieu, Kenneth & Juanita
RD 1 Valley Dr.
Salisbury Mills, NY 12577

Dohrenwend, Henry J. & Elizabeth M.
21-14 25th St.
Astoria, NY 11105

Kiefer, Vincent R. & Helen M.
1855 Bogart Ave.
Bronx, NY 10462

Derevensky, Richard
161 Valley View Drive
New Windsor, NY 12550

Trainor, William M.
161 A Valley View Dr.
Salisbury Mills, NY 12577

Rakowiecki, Jos. E.
Station Rd.
Salisbury Mills, NY 12577

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals
of the TOWN OF NEW WINDSOR, New York will hold a
Public Hearing pursuant to Section 48-34A of the
Zoning Local Law on the following proposition:

Appeal No. 30

Request of James V. Rinaldi

for a VARIANCE ~~SPECIAL PERMIT~~ of
the regulations of the Zoning Local Law to
permit Subdivision of a lot having less
than the required area

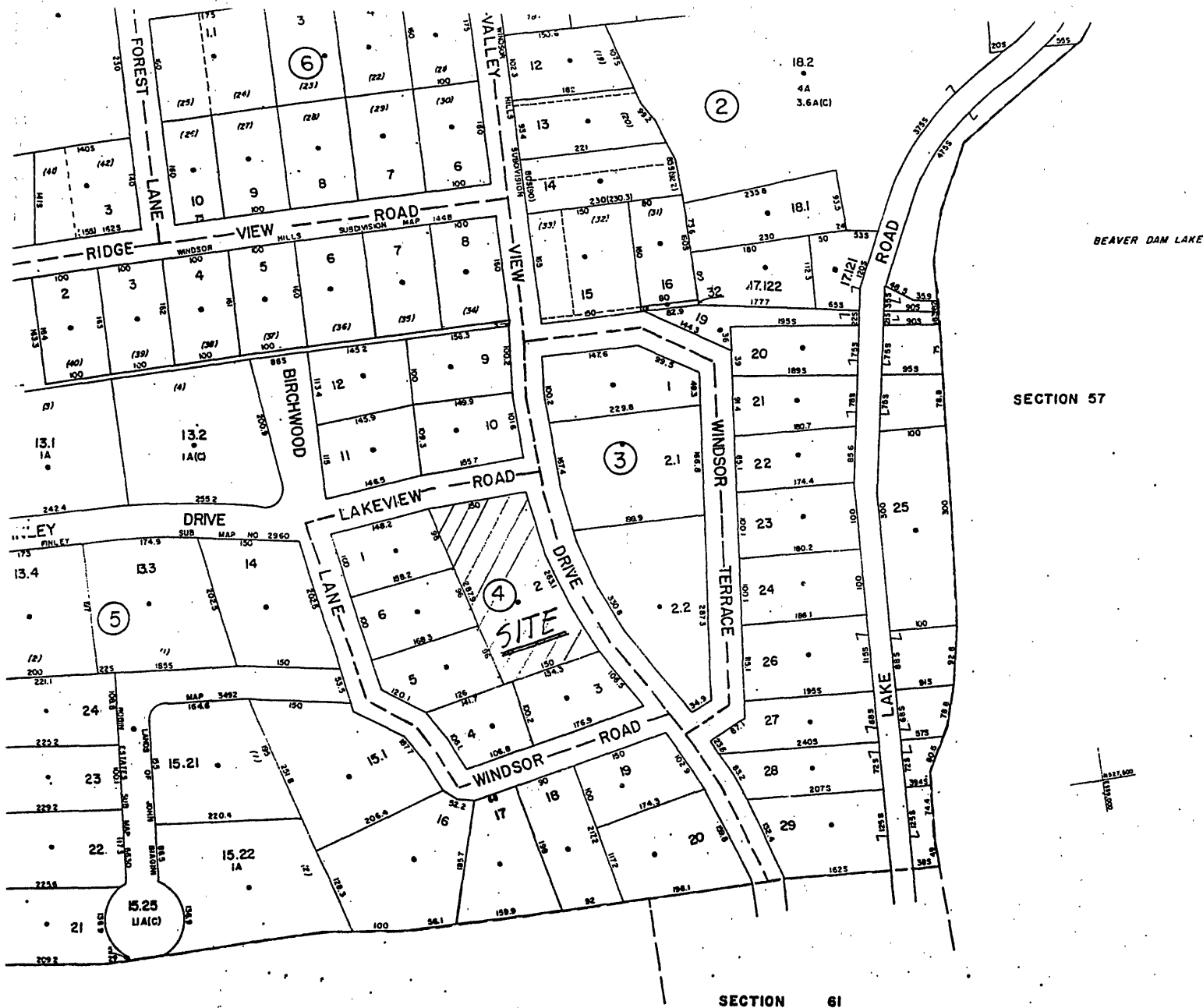
being a VARIANCE ~~SPECIAL PERMIT~~ of
Section 48-12, BULK REQUIREMENTS - Col. C

for property situated as follows:

West side Valley View Drive, at Lakeview
Road, New Windsor, N.Y. Known and
designated as New Windsor Tax Map Sec. 59, Block 4,
Lot 2

SAID HEARING will take place on the 22nd day of
June, 1987, at the New Windsor Town Hall,
555 Union Avenue, New Windsor, N. Y. beginning at
7:30 o'clock P. M.

Jack Babcock.
Chairman



SECTION 57

SECTION 61

962

ALL WASHINGTONVILLE SCHOOL DISTRICT
ALL SALISBURY MILLS FIRE DISTRICT

LEGEND

FILED PLAN LOT LINE	TAX MAP BLOCK NO. ④	FILED PLAN BLOCK NO. ② ③
EASEMENT LINE	TAX MAP PARCEL NO. 32	FILED PLAN LOT NO. 122
MATCH LINE	AREA 113.12 (Acres) 113.12	STATE HIGHWAYS N.Y. STATE HWY NO. 2
STREAMS	DIMENSIONS (Feet) as shown on map	COUNTY HIGHWAYS COUNTY HWY NO. 4
		TOWN ROADS TOWN RD. 1

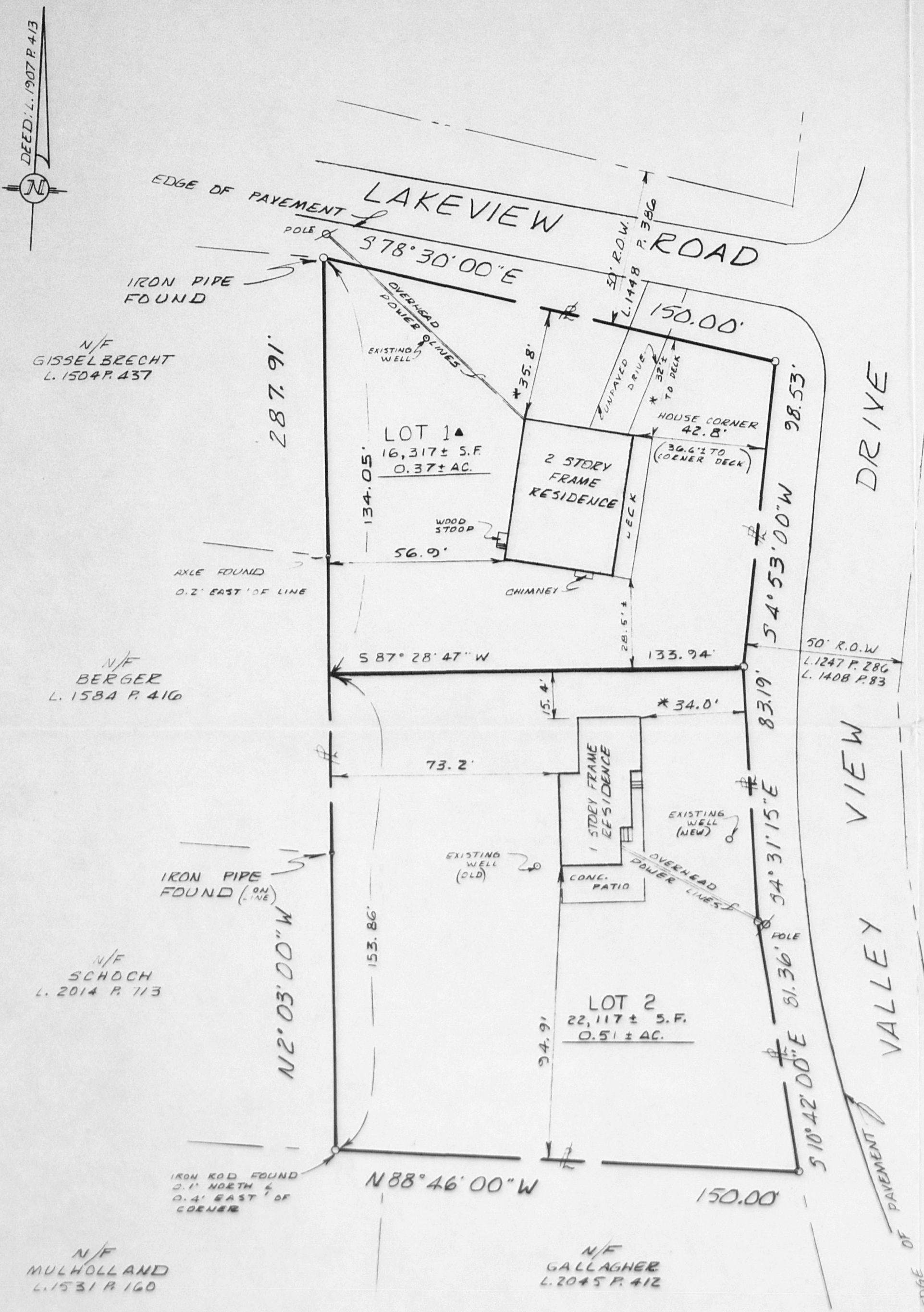
ORANGE COUNTY~NEW YORK

Photo No. 7-344,345 8-487,498 Date of Map: 9-24-57
Date of Photo: 3-1-53 Date of Revision: 3-1-55

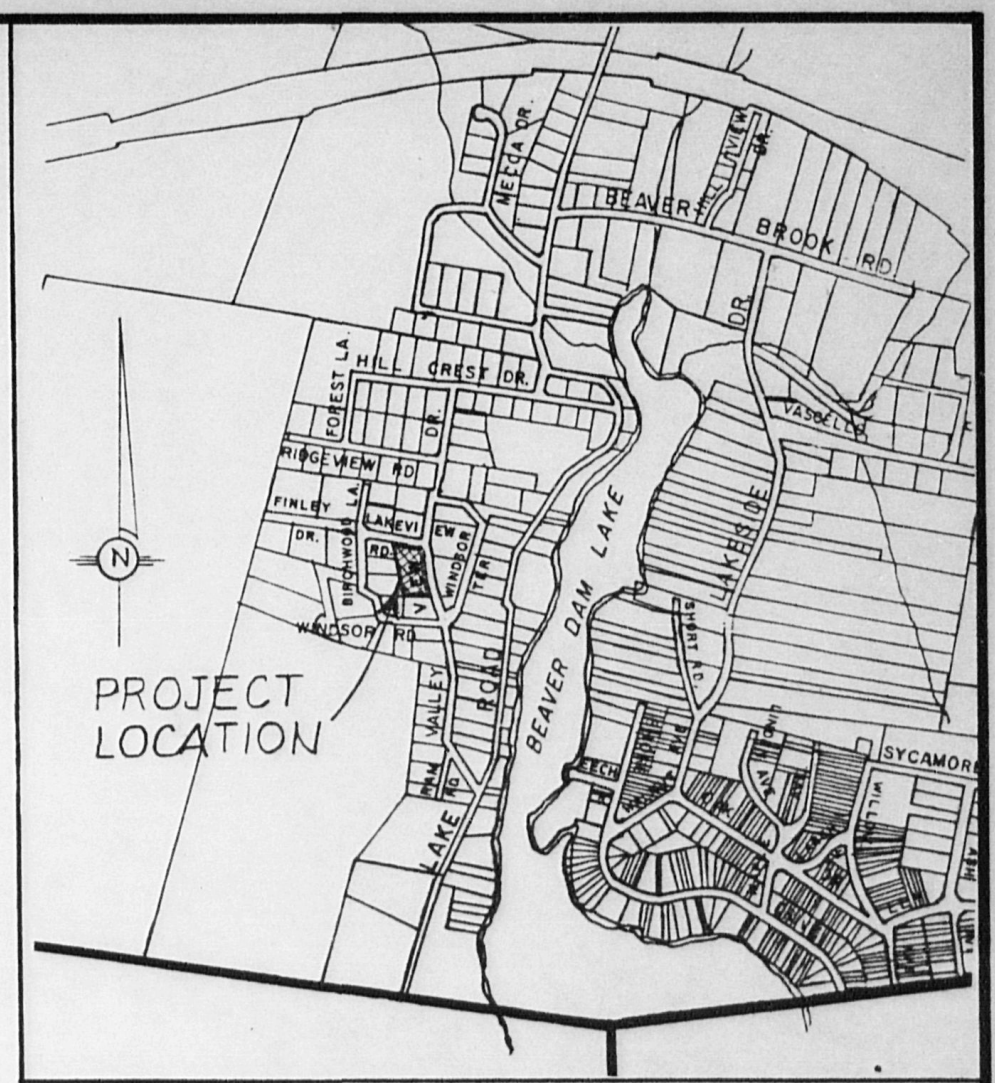
Scale: 1" = 100'

TOWN OF NEW WINDSOR

Section No. 59



- NOTES
- Being a proposed development of lands shown on the Town of New Windsor Tax Maps as Section 59, Block 4, Lot 2.
 - APPLICANT/OWNER: James V. Rinaldi, 12 Scotchtown Avenue, Goshen, N.Y. 10924
 - TOTAL PARCEL AREA: 38,434 ± S.F., 0.88 ± Acres
 - PROPERTY ZONE: R-4
 - NUMBER OF LOTS: 2
 - WATER SUPPLY: Existing Individual Wells
 - SANITARY SEWAGE DISPOSAL: Town of New Windsor
 - Unauthorized addition or alteration to this plan is a violation of Section 7209 (2) of the N.Y.S. Education Law.



OWNERS CONSENT

I have reviewed this plan and find it acceptable.

OWNER

CERTIFICATION

I hereby certify to James V. Rinaldi, that this plan resulted from an actual field survey of the indicated premises completed on 8 September 1986 performed in accordance with the Code of Practice adopted by the N.Y.S. Association of Professional Land Surveyors Inc., and is, to the best of my knowledge and belief, correct.

PLANNING BOARD APPROVAL

Empty box for Planning Board Approval.



R-4 ZONE REQUIREMENTS

LOT AREA	LOT WIDTH	FRONT YARD	REAR YARD	SIDE YARD	ST. FRONTAGE	BLD. HEIGHT	FLOOR AREA	DEV. COVERAGE
MIN.	MIN.	* MIN.	MIN.	MIN.	MIN.	MAX.	MIN.	MAX.
24,780 ± S.F.	100'	35'	40'	15'/30'	60'	35'	1,000'	20%

▲ VARIANCE REQUIRED FOR LOT 1

* LESS THAN MINIMUM SETBACKS ON LOTS 1 & 2 ARE AN EXISTING CONDITION AND NOT A RESULT OF THIS SUBDIVISION

ELIAS D. GREVAS, L.S.
LAND SURVEYOR
33 QUASSACK AVENUE
NEW WINDSOR, NEW YORK 12550

PLAN FOR:

JAMES V. RINALDI

TOWN OF NEW WINDSOR · ORANGE COUNTY · NEW YORK

Drawn: *WBH*

Checked:

Scale: 1" = 30'

Date: 22 April, 1987

Job No: 86-191

FINAL PLAN

MINOR SUBDIVISION